

SITE DATA

SITE ADDRESS: S NC 16 HWY, NEWTON NC
TOWNSHIP: CALDWELL
RIVER BASIN: NEUSE
WATERSHED: NA
MINIMUM SETBACK REQUIREMENTS:
ZONING: R-40 (Utility Scale Solar)
FRONT 100'
SIDE 50'
REAR 90'

PROPERTY OWNER:

CARROL MANLEY OWENBY &
MELONEE B. OWENBY
4499 S NC 16 HWY
MAIDEN, NC 28650

APPLICANT:

APPLE ONE SOLAR, LLC
1125 E. Morehead St., Suite 206
Charlotte, NC 28204

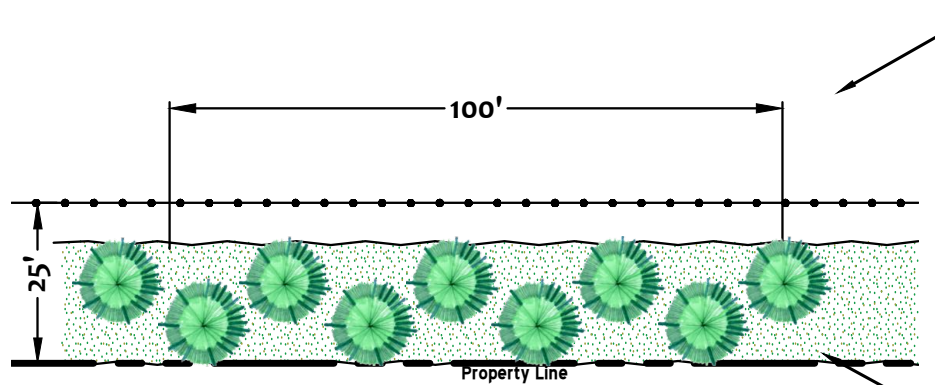
PLAN PREPARED BY:

Alfred Benesch & Company
2320 WEST MOREHEAD ST.
CHARLOTTE, NC 28208

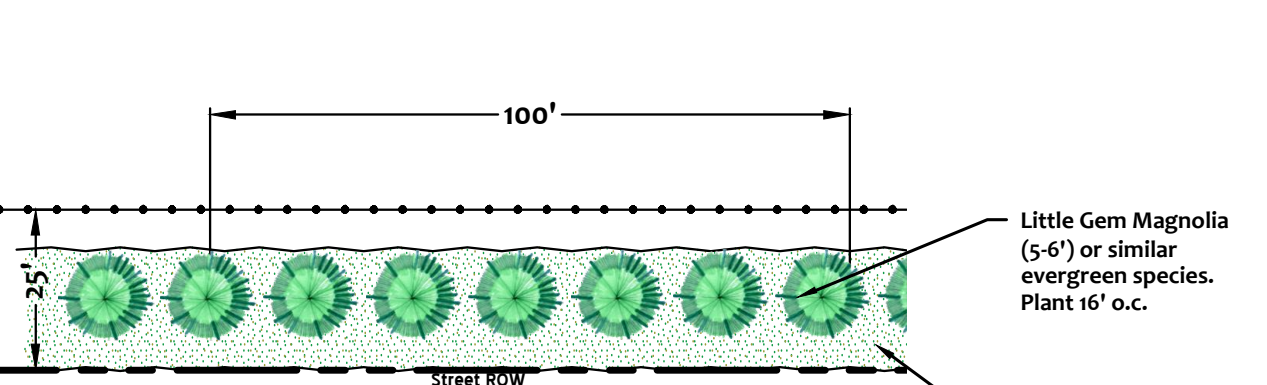
PIN	OWNER	DB/PC	ZONING	PARCEL ACREAGE	LEASE ACREAGE	LAND USE
365920819039	CARROL MANLEY OWENBY & MELONEE B. OWENBY	12871 1043	R-40	60.33	37.63	AGRICULTURE
TOTAL ACREAGE				60.33	37.63	

NOTES

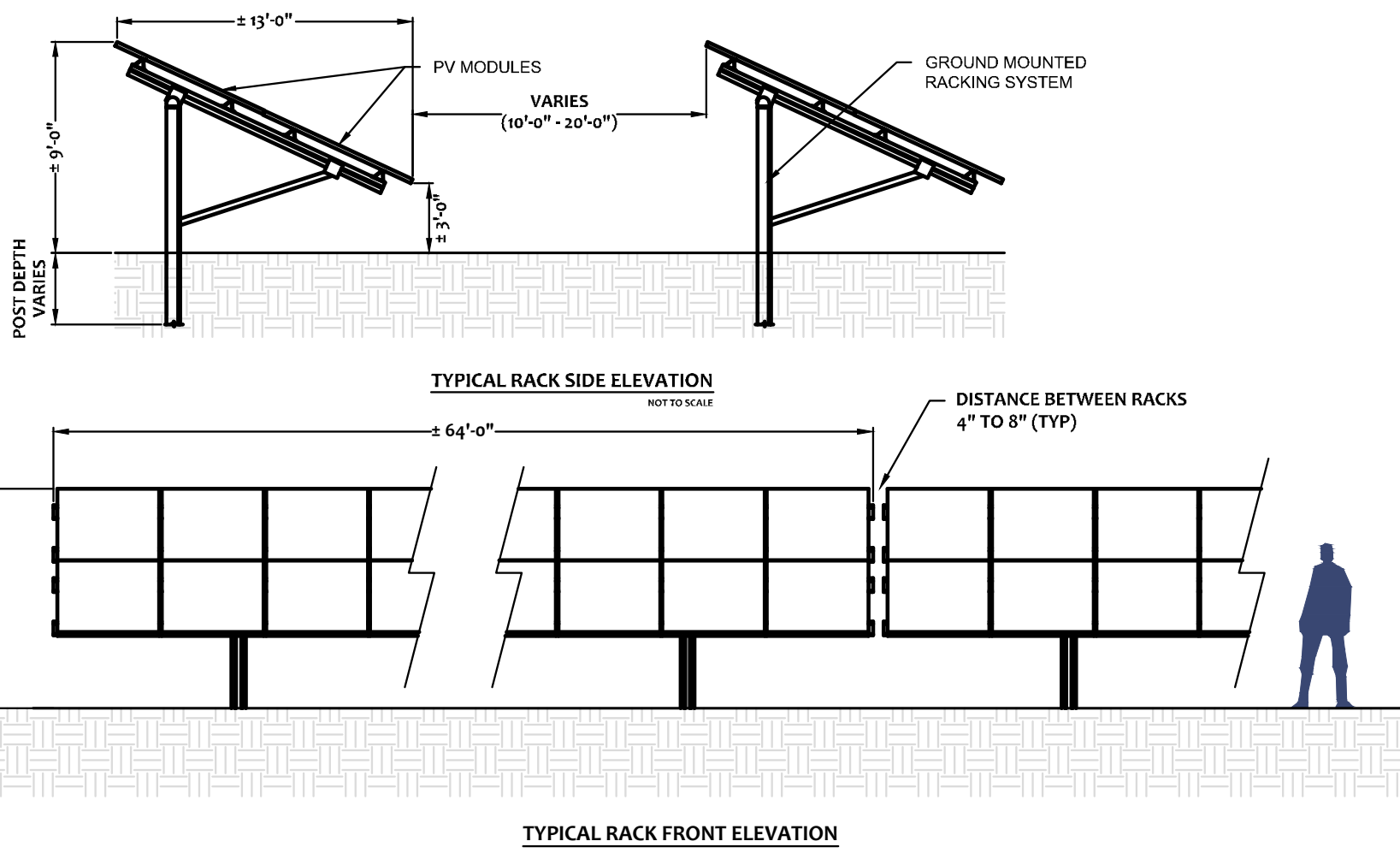
- THE PURPOSE OF THIS SITE PLAN IS TO DEPICT THE LAYOUT OF THE SOLAR COLLECTOR FACILITY, ITS INTERCONNECTION TO THE EXISTING POWER INFRASTRUCTURE, AND TO OBTAIN A CONDITIONAL REZONING FOR THE PROJECT. REVIEW AND APPROVAL BY THE ZONING ADMINISTRATOR OF MINOR MODIFICATIONS TO THE SITE PLAN ARE REQUESTED IN REGARDS TO THE LOCATIONS AND QUANTITY OF RACKING, NUMBER AND LOCATION OF INVERTERS, ACCESS AISLES, DRIVEWAYS, AND UNDERGROUND ELECTRIC INTERCONNECTION ROUTING UPON THE COMPLETION OF FINAL ENGINEERING DRAWINGS FOR THE FACILITY. HOWEVER, ALL SUCH MINOR MODIFICATIONS TO THE FINAL SITE PLAN SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CATAWBA COUNTY ZONING ORDINANCE AND VERIFIED BY THE CATAWBA COUNTY ZONING ADMINISTRATOR PRIOR TO ISSUING A ZONING PERMIT FOR USE AND CONSTRUCTION.
- TOPOGRAPHIC DATA & EXISTING IMPROVEMENTS SHOWN ON THIS PLAN IS PER BOUNDARY AND TOPO SURVEY BY GRAY SURVEYING COMPANY, INC. 6.4.2014
- THE PROPERTY SHOWN HEREON DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (I.E. 100-YR. EVENT) PER FEMA FIRM MAP NO. 371035590J1 EFFECTIVE DATE 09/05/2007
- ALL RIGHT-OF-WAYS ARE PUBLIC, UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION PARKING MUST BE LOCATED OUTSIDE OF THE RIGHTS-OF-WAY.
- UTILITY LINES AND SERVICES SHOWN HEREON ARE APPROXIMATE PER AERIAL PHOTOGRAPHY OR AS REPORTED BY VARIOUS RESPONSIBLE PARTIES. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED. CALL NC ONE CALL CENTER BEFORE DIGGING AT 811.
- COPIES OF ALL PERMITS AND APPROVED PLANS MUST BE KEPT ON-SITE IN A PERMIT BOX THAT IS CONSPICUOUSLY LOCATED AND EASILY ACCESSIBLE DURING CONSTRUCTION.
- A SEDIMENTATION & EROSION CONTROL PERMIT WILL BE OBTAINED FROM CATAWBA COUNTY.
- A DRIVEWAY PERMIT WILL BE APPROVED BY NCDOT PRIOR TO BEGINNING CONSTRUCTION. FINAL DRIVEWAY LOCATION(S) & REQUIREMENTS ARE SUBJECT TO PERMIT REVIEW AND APPROVAL.
- A SECURITY FENCE EQUIPPED WITH A GATE AND A LOCKING MECHANISM MUST BE INSTALLED AT A MINIMUM HEIGHT OF EIGHT FEET ALONG ALL EXTERIOR SIDES OF THE SOLAR FARM.
- LANDSCAPE BUFFER/SCREENS, GROUND COVER, SECURITY FENCES, GATES, AND WARNING SIGNS MUST BE MAINTAINED IN GOOD CONDITION UNTIL THE SOLAR FARM IS DISMANTLED AND REMOVED FROM THE SITE.
- THE ZONING AUTHORIZATION PERMIT IS SUBJECT TO REVOCATION IF THE PLANNING DEPARTMENT IS NOT NOTIFIED WHEN THE SOLAR FARM COMPANY HOLDING THE PERMIT SELLS OR OTHERWISE TRANSFERS ITS INTEREST TO ANOTHER ENTITY OR INDIVIDUAL.
- PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY, RETAINING PRE-DEVELOPMENT DRAINAGE PATTERNS (I.E. NO MASS GRADING). A PORTION OF PROJECT AREAS MAY CONSIST OF TREE CLEARING ONLY (NO GRUBBING) TO ALLEVIATE SHADING OF THE ARRAY, AS INDICATED ON THE SITE PLAN. MINOR GRADING WILL OCCUR AROUND INVERTER AREAS TO DIVERST SURFACE DRAINAGE. CONSTRUCTION STAGING AND AREAS SUBJECT TO RUTTING DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH LOGGING MATS (WHICH WILL BE REMOVED FOLLOWING CONSTRUCTION) OR GRAVEL WHICH WILL REMAIN AFTER CONSTRUCTION. SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.
- PROPOSED TEMPORARY LAYDOWN YARD/CONSTRUCTION STAGING AREA TO BE USED DURING SITE CONSTRUCTION. A PORTION OF THIS AREA (HATCHED) WILL BE COVERED WITH LOGGING MATS OR OTHER STABILIZED SURFACING (GRAVEL, ETC.) TO ALLOW DELIVERY OF CONSTRUCTION MATERIALS. PRIOR TO CONSTRUCTION, THIS AREA WILL BE COMPACTED BY A SMOOTH DRUM OR SHEEPS FOOT ROLLER TO REDUCE/PREVENT RUTTING. FOLLOWING CONSTRUCTION, THE LOGGING MATS (OR GRAVEL) ARE REMOVED AND THE ENTIRE AREA IS SCARIFIED AND RE-SEED.
- ACCESS AISLES SHOWN ON THIS PLAN INDICATE CONSTRUCTION AND MAINTENANCE ACCESS POINTS FOR INGRESS/EGRESS. PRIOR TO CONSTRUCTION, THESE AISLES ARE COMPACTED BY A SMOOTH DRUM OR SHEEPSFOOT ROLLER TO REDUCE/PREVENT RUTTING. LOGGING MATS OR GRAVEL MAY BE PLACED IN HIGH TRAFFIC OR POORLY DRAINING AREAS DURING CONSTRUCTION ACTIVITIES TO IMPROVE ACCESS. SOIL ACCESS ISLES WILL BE SCARIFIED, AERATED, AND RE-SEED AFTER CONSTRUCTION. ACCESS ISLES TO INVERTERS MAY REQUIRE GRAVEL TO SUPPORT DELIVERY EQUIPMENT LOADS. SOIL CONDITIONS AND FINAL EQUIPMENT SELECTION WILL DETERMINE IF GRAVEL ACCESS ISLE WILL BE REQUIRED TO INVERTER LOCATIONS.
- PROPOSED ACCESS GATE(S) ARE 8' TALL CHAIN LINK WITH 3 STRANDS OF BARBED WIRE. GATES WILL BE LOCKED WITH STANDARD KEYED OR COMBINATION LOCK. EMERGENCY PERSONNEL (AS DESIGNATED BY CATAWBA COUNTY) WILL BE PROVIDED A KEY OR COMBINATION FOR 24/7 ACCESS.
- NO PERMANENT LIGHTING IS PROPOSED FOR THIS SITE. SHOULD THE NEED FOR ADDITIONAL SECURITY MEASURES ARISE, THE PETITIONER RESERVES THE RIGHT TO INSTALL SECURITY LIGHTING AND CLOSED CIRCUIT CAMERAS AS NEEDED.
- ONLY SITE SPECIFIC SIGNAGE IS ALLOWED. PROPOSED SIGNAGE SHALL BE ALUMINUM SIGNS "DANGER - HIGH VOLTAGE" AND "DANGER - NO TRESPASSING" MEASURING 14" X 10" IN SIZE, WILL BE PLACED ON PERMANENT SECURITY FENCING, ALTERNATING EVERY 100' AROUND THE ARRAY.
- THE PHOTOVOLTAIC (PV) PANELS ARE TO BE LOCATED AND SITUATED SO GLARE DOES NOT CREATE A DISTRACTION OR NUISANCE TO TRAFFIC OR ADJACENT RESIDENTIAL PROPERTIES.
- SOLAR COMPONENTS MUST HAVE A UL LISTING, OR A LISTING FROM AN ALTERNATIVE TESTING AGENCY ACCEPTED BY THE LOCAL JURISDICTION HAVING AUTHORITY OVER THE PROJECT, AND MUST BE DESIGNED WITH ANTI-REFLECTIVE COATING(S).
- ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE NATIONAL ELECTRIC CODE AND NORTH CAROLINA BUILDING CODE.
- NO STRUCTURE SHALL EXCEED A HEIGHT GREATER THAN TWENTY-FIVE (25) FEET, EXCEPT FOR EXISTING POLES/OVERHEAD WIRING AND REQUIRED NEW INTERCONNECTION POLES REQUIRED BY UTILITY COMPANY AT POINT OF INTERCONNECTION. THIS IS MEASURED FROM FINISHED GRADE AT THE BASE OF THE STRUCTURE TO ITS HIGHEST POINT. FINAL INTERCONNECTION LOCATION & NUMBER OF POLES TO BE DETERMINED BY FINAL DESIGN & UTILITY COMPANY'S REQUIREMENTS.
- ALL POWER TRANSMISSION LINES FROM A GROUND MOUNTED SOLAR ENERGY SYSTEM SHALL BE LOCATED UNDERGROUND, EXCLUDING EXISTING UTILITIES.
- THE ELECTRICAL DISCONNECT SWITCH SHALL BE CLEARLY IDENTIFIED AND UNOBSTRUCTED AT ALL TIMES. THE OWNER MUST FILE A MAP WITH THE CATAWBA COUNTY PUBLIC SAFETY DEPARTMENT DEPICTING WHERE THE DISCONNECT SWITCH IS LOCATED, AND SUPPLY ALL EMERGENCY CONTACT INFORMATION TO EMERGENCY PERSONNEL TO HAVE ON FILE.
- FOLLOWING A CONTINUOUS 6 MONTH PERIOD IN WHICH NO ELECTRICITY IS GENERATED, THE PERMIT HOLDER WILL HAVE 6 MONTHS TO COMPLETE DECOMMISSIONING OF THE SOLAR FARM. DECOMMISSIONING INCLUDES REMOVAL OF SOLAR PANELS, BUILDINGS, CABLING, ELECTRICAL COMPONENTS, AND ANY OTHER ASSOCIATED FACILITIES BELOW GRADE AS DESCRIBED IN THE APPROVED DECOMMISSIONING PLAN.
- A JURISDICTIONAL DETERMINATION IS IN PROCESS FOR FINAL APPROVAL FROM THE US ARMY CORPS OF ENGINEERS. A COPY OF THE FINAL EXECUTED JD FROM THE USAACE WILL BE PROVIDED TO CATAWBA COUNTY PLANNING PRIOR TO CONSTRUCTION.
- SHADE BUFFER LAND CLEARING SHOWN IN JURISDICTIONAL AREAS IS NOT CONSIDERED A DISCHARGE OF DREDGE MATERIAL AS DEFINED IN SECTION 332.2 (3)(D) "Activities that involve only the cutting or removing of vegetation above the ground (e.g., moving, rotary cutting, and chainsawing) where the activity neither substantially disturbs the root system nor involves mechanized pushing, dragging, or other similar activities that redispot excavated soil material."



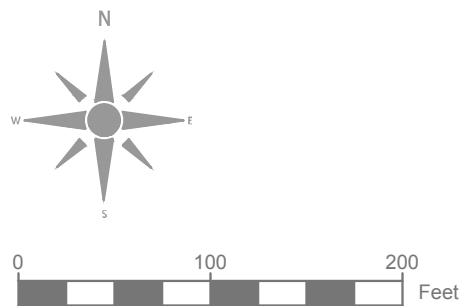
Typical Type 1 Buffer Planting Where Noted on Plan



Typical Type 2 Buffer Planting Where Noted on Plan



(Rack shown is typical. Final rack selection/design will be based on final engineering plans. Number of support posts, orientation of panels, overall height and overall length of each rack may vary upon final design.)



Ground-Mount Solar Array Installation
Apple One, LLC
Catawba County, NC

Parcel ID# 3631861291



Project No:	3517A	Revisions
Drawn By:	SS	
Designed By:	K.Gorman	
Checked By:	K.Gorman	
Original Issue Date:	12.5.14	

Conditional Use
Site Plan

CU1